



























Project Details

Overview


Site Description	
Project Name	Independent Senior Housing Chapel Hill
Address	2217 Homestead Road
Property Description	746,726 sq. ft. (17.1 acres)
Existing	Single Family Residence
Orange County Parcel Identifier Number	9870-90-7548
Existing Zoning	Residential-2 (R-2)
Proposed Zoning	Residential-5-Conditional (R-5-C)

Development Intensity				
Topic		Comment		Status
Use/Density (Sec 3.7)		Planned Development-Housing Multi-family dwelling units Maximum: 15 units/acre Proposed: 11.6 units/acre		
Dimensional Standards (Sec. 3.8)	Maximum/Minimum		Proposed	
	Height	60 ft. (max.)	60 ft.	
	Street	20 ft. (min.)	432 ft.	
	Interior	6 ft. (min.)	150 ft.	
	Solar	8 ft. (min.)	140 ft.	
Lot Size (Sec. 3.8)		Minimum: 5,500 sq. ft. Proposed: 746,726 sq. ft. (17.1 acres)		
Floor area (Sec. 3.8)		Maximum floor area: 226,258 sq. ft. Proposed floor area: 240,000 sq. ft. (Utilizing affordable housing bonus)		
Modifications to Regulations (Sec. 4.5.6)		None		N/A
Adequate Public Schools (Sec. 5.16)		The application must comply		
Inclusionary Zoning (Sec. 3.10)		Not required as rental proposal; voluntary compliance with Inclusionary Zoning Ordinance Provided: 10% of units affordable for households earning up to 60% AMI (20 units based on the proposed project size of 198 units) for thirty years.		
Landscape				
Buffer – North (Sec. 5.6.2)		Required: 30 ft. Type D buffer Provided: 30 ft. Type D buffer		
Buffer – East (Sec. 5.6.2)		Required: 20 ft. Type C buffer Provided: >220 ft. Buffer utilizing existing vegetation		
Buffer – South (Sec. 5.6.2)		Required: 10 ft. Type B buffer Provided: ~45 ft. utilizing existing vegetation		
Buffer - West		Required: 20 ft. Type C buffer		

(Sec. 5.6.2)	Provided: ~60 ft. utilizing existing vegetation	
Tree Canopy (Sec. 5.7)	Required: 30%	
	Proposed: 41%	
Landscape Standards (Sec. 5.9.6)	Constructed to Town standards	
Environment		
Resource Conservation District (Sec. 3.6)	No RCD is present	
Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, so a performance bond required.	
Steep Slopes (Sec. 5.3.2)	The application must comply	
Stormwater Management (Sec. 5.4)	Stormwater management will be provided in a wet pond.	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A
Land Disturbance	387,684 sq. ft. (8.9 acres)	
Impervious Surface (Sec. 3.8)	196,940 sq. ft. (26.4%)	
Solid Waste & Recycling	A Solid Waste Management Plan has been submitted.	
Access and Circulation		
Road Improvements (Sec. 5.8)	Widen Homestead Road along the site frontage to provide a consistent three-lane cross-section with an exclusive left-turn lane into the site with 100 ft. of vehicular storage. A \$3,000 payment-in-lieu for optimizing signal timing at Martin Luther King Jr. Blvd. and Homestead Road.	
Vehicular Access (Sec. 5.8)	Full access to Homestead Road and one-way access connecting to the Courtyards at Homestead community to the west.	
Bicycle Improvements (Sec. 5.8)	10 ft.-wide multi-use path along Homestead Road frontage. The path will be coordinated with the Town project for Homestead Road improvements.	
Pedestrian Improvements (Sec. 5.8)	10 ft.-wide multi-use path along Homestead Road frontage; 8 ft. wide mulched path to connect with Carolina North Forest.	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Vehicular Parking (Sec. 5.9)	Minimum: 232 parking spaces Maximum: 289 parking spaces Proposed: 235 parking spaces	
Transit (Sec. 5.8)	Bus shelter with pad, bench, shelter, real-time signage, and refuse receptacle	
Bicycle Parking (Sec. 5.9)	Minimum: 50 bicycle parking spaces Proposed: 38 bicycle parking spaces	M

Parking Lot Standards (Sec. 5.9)	Built to Town standards	
Electric Vehicle Parking	Four electric vehicle parking spaces and two charging stations.	
Technical		
Fire	Full fire flow study and report will be provided during the Final Plan phase	
Site Improvements	New building and parking lot that are ADA compliant	
Recreation Area (Sec. 5.5)	<u>Required:</u> 37,336 sf. ft. <u>Provided:</u> 37,336 sq. ft.	
Lighting Plan (Sec. 5.11)	Town standard of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Not applicable	N/A

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan;
NA	Not Applicable